

**THE OAKS AT SHADY CREEK  
COMMUNITY DEVELOPMENT DISTRICT**

September 20, 2019 Minutes of Regular Meeting

**Minutes of the Regular Meeting**

The Regular Meeting of The Oaks at Shady Creek Community Development District was held on Friday, September 20, 2019 at 10:00 a.m. at the Offices of Lennar Homes, located at 4600 W. Cypress Street, Suite 200, Tampa, Florida 33607.

**1. CALL TO ORDER/ROLL CALL**

Nicole Hicks called the Regular Meeting of The Oaks at Shady Creek Community Development District to order on Friday, September 20, 2019 at 10:00 a.m.

**Board Members Present and Constituting a Quorum at the onset of the meeting:**

Laura Coffey	Vice Chair
Paulo Beckert	Supervisor
Danny Schoonover	Supervisor
Gill Hammond	Supervisor

**Staff Members Present:**

Nicole Hicks	Meritus
Brian Lamb	Meritus
John Vericker	Straley Robin Vericker

There were no audience members in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no audience comments on agenda items.

**3. BUSINESS ITEMS**

**A. Discussion on ADA Site Proposals**

Ms. Hicks went through the proposals and what is included and excluded from each one. The Board discussed the proposals and what is required.

MOTION TO:	Approve the ADA Site Compliance proposal.
MADE BY:	Supervisor Hammond
SECONDED BY:	Supervisor Coffey
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED
	4/0 - Motion passed unanimously

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48 **B. Discussion on Entrance Monument Electric Proposals**  
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50 The Board discussed the proposals and what is needed for the installation  
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52	MOTION TO:	Approval the proposal from Don Harrison Enterprise.
53	MADE BY:	Supervisor Hammond
54	SECONDED BY:	Supervisor Schoonover
55	DISCUSSION:	None further
56	RESULT:	Called to Vote: Motion PASSED
57		4/0 - Motion passed unanimously

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59 **C. Discussion on Entrance Monument Painting Proposals**  
60

61 The Board discussed the proposal. Supervisor Hammond said he thought the proposal was high for  
62 the amount of stucco that needs to be painted. The Board agreed  
63

64	MOTION TO:	Allow Supervisor Hammond to work with management
65		to approval a new proposal with a do-not-exceed amount
66		of \$1,500.
67	MADE BY:	Supervisor Coffey
68	SECONDED BY:	Supervisor Hammond
69	DISCUSSION:	None further
70	RESULT:	Called to Vote: Motion PASSED
71		4/0 - Motion passed unanimously

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73 **D. Discussion on Entrance Monument Pressure Washing Proposals**  
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75 The Board discussed the proposals and decided that any vendor who paints the monuments will  
76 include pressure washing, so separate pressure washing proposals are not needed.  
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78 **E. General Matters of the District**  
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81 **4. CONSENT AGENDA**

82 **A. Consideration of Board of Supervisors Meeting Minutes August 16, 2019**  
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84 The Board reviewed the meeting minutes. Supervisor Hammond said the July minutes are not on  
85 the website yet. Ms. Hicks said she will look into it.  
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MOTION TO:	Approve the August 16, 2019 minutes.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Hammond
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**B. Consideration of Operations and Maintenance Expenditures August 2019**

The Board reviewed the August 2019 O&Ms.

MOTION TO:	Approve the August 2019 O&Ms.
MADE BY:	Supervisor Coffey
SECONDED BY:	Supervisor Schoonover
DISCUSSION:	None Further
RESULT:	Called to Vote: Motion PASSED 4/0 – Motion Passed Unanimously

**C. Review of Financial Statements Month Ending August 31, 2019**

The financials were reviewed and accepted.

**5. STAFF REPORTS**

- A. District Counsel**
- B. District Engineer**

Ms. Hicks provided an update from the District Engineer regarding the request to have him check the area that is holding water. Supervisor Hammond and Supervisor Schoonover said there is always water in this area. Supervisor Hammond will provide an address.

- C. District Manager**
  - i. Aquatics Report**
  - ii. Community Inspection Report**

Ms. Hicks went over the management reports with the Board. Ms. Hicks asked Supervisor Beckert if he received the email from Mr. Roberts about the irrigation system having low pressure since the installation of the new landscaping at the entrance. Supervisor Beckert will look into it.

129 **6. SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**

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131 Supervisor Hammond asked if the meeting location can be moved in the future to be closer to the  
132 community.

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135 **7. ADJOURNMENT**

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137 Supervisor Coffey and Supervisor Beckert left the meeting. The meeting became a workshop to  
138 continue discussing District business.

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142 *\*Please note the entire meeting is available on disc.*

143

144 *\*These minutes were done in a summary format.*

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146 *\*Each person who decides to appeal any decision made by the Board with respect to any matter considered*  
147 *at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made,*  
148 *including the testimony and evidence upon which such appeal is to be based.*

149 Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed  
150 meeting held on 1-17-2020.

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153 Signature

154 Danny Schoonover

155 Printed Name

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157 Title:

158  Chair

159  Vice Chair

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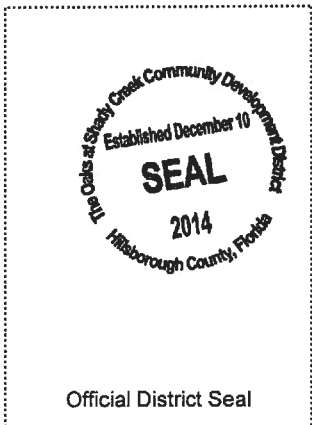
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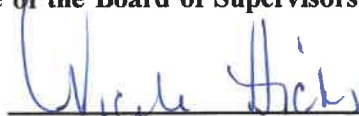
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Signature

Nicole Hicks

Printed Name

Title:

Secretary

Assistant Secretary

Recorded by Records Administrator



Signature

1/21/2020

Date